

5 Leysholme Terrace Leeds



3 Bedroom House - Semi-Detached £850 Per Month

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
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5 Leysholme Terrace, Wortley, Leeds, West Yorkshire, LS12 4HL

GROUND FLOOR:

Entrance Hallway:

Access via a part glazed side entrance door, stairs rising to the first floor

Living Room / Dining Area:



Double glazed window, television point, central heating radiator, ample space for a range of living room & dining room furniture

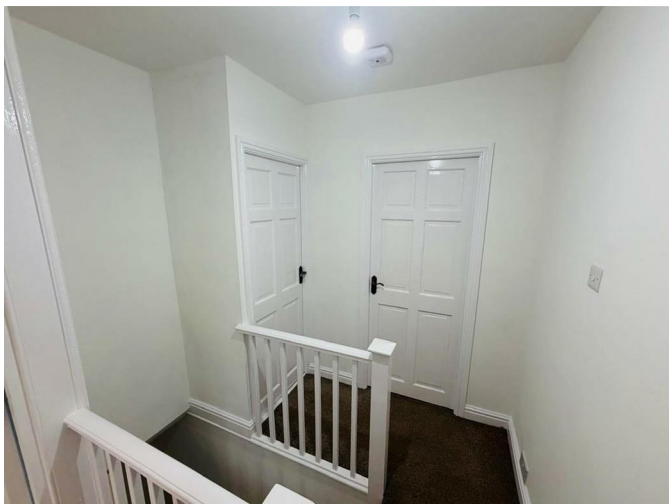
Fitted Kitchen:



Double glazed window, part glazed rear door giving access to the rear garden, a range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor hood above, built under electric oven / grill, an inset sink & drainer, ample space for a fridge / freezer, plumbing for an automatic washing machine, central heating radiator

FIRST FLOOR:

Landing:



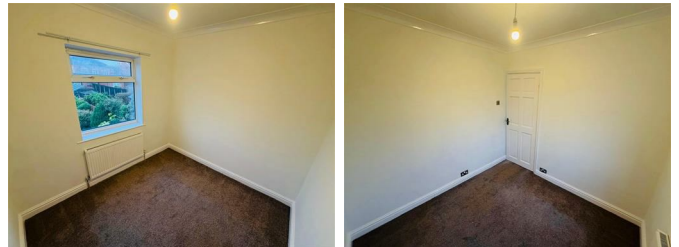
Access to first floor accommodation

Bedroom One:



Double glazed window, central heating radiator, ample space for a range of bedroom furniture

Bedroom Two:



Double glazed window, central heating radiator

Bedroom Three:



Double glazed window, central heating radiator

Shower Room / WC:



Double glazed window, a modern white suite comprising of a glazed shower cubicle with a plumbed shower, low flush WC, wash basin,

TO THE OUTSIDE:



Gardens:



The front garden is enclosed and provides useful off street parking. The rear garden is mainly laid to lawn, has a block paved patio and is fully enclosed

Off Street Parking / Driveway:

A driveway provides useful off street parking for two or three cars

Council Tax Band / EPC Rating / Security Bond:

Council Tax Band: B / EPC Rating: D / Security Bond: £980.00

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2532-4921-3100-0309-9206>

Permitted Payment (S)

As well as paying the rent, you may also be required to make the following permitted payments:

Before the tenancy starts:

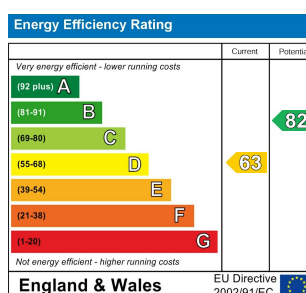
- i) A Holding Deposit: capped at 1 week's rent
- ii) A Security Deposit: capped at five weeks' rent

During the tenancy:

- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably incurred costs for the loss of keys/security devices
- iv) Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Other permitted payments may include:

- i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.



Floor Plan